





The City of Kenmore

18120 68TH AVENUE NE PO Box 82607
KENMORE, WASHINGTON 98028

MEMO

TO: Planning Commission

FROM: Debbie Bent, Director of Planning & Community Development 
Lauri Anderson, Senior Planner 

DATE: October 27, 2015

SUBJECT: Microhousing Apartments

At your October 6 meeting, you reviewed possible code amendments related to microhousing apartments. At that time, you raised concerns about the following revised definition of "dwelling unit" and how the revised definition might impact accessory dwelling units:

18.20.810 Dwelling unit. "Dwelling unit" means one or more rooms designed for occupancy by a person or *family* for living and sleeping purposes, usually containing *kitchen facilities* and rooms with internal accessibility, for use solely by the dwelling's occupants.

Staff has reviewed this definition (and dwelling unit definitions from surrounding cities) and suggests the following change:

18.20.810 Dwelling unit. "Dwelling unit" means one or more rooms designed for occupancy by a person or *family* for living and sleeping purposes, containing *kitchen facilities* and rooms with internal accessibility, for use solely by the dwelling's occupants. Microhousing dwelling units may share kitchen facilities with other microhousing dwelling units in place of providing separate kitchen facilities within each unit.

If Commissioners are satisfied with this change, the microhousing apartment amendments (see Attachment 1) may be ready to move forward to a public hearing.

Staff recommends that, at your November 3 meeting, you identify any additional concerns with the proposed amendments and, if there are none, take action to adopt the preliminary amendments in preparation for the public hearing.

Attachments

Attachment 1: Proposed Amendments for Microhousing Apartments

Proposed Microhousing Apartment Amendments

- Define a microhousing dwelling unit as follows:

18.20.830 Dwelling unit, microhousing.

"Microhousing dwelling unit" means an apartment with a total square footage of less than 320 sq.ft. and a habitable space, as defined under the Building Code, of at least 220 sq.ft. The room(s) are intended for use solely by the dwelling's occupant(s), although common kitchen or bath facilities may be provided.

- Adjust the definition of multiple-family dwelling as follows:

18.20.835 Dwelling, multiple-family.

"Multiple-family dwelling" means a one-family dwelling attached to one or more one-family dwellings by common roofs, walls, or floors. Also includes one or more dwellings attached to nonresidential *uses*. This definition does not include *accessory dwelling units, community residential facilities, supportive living facilities, or nursing and personal care facilities.*

A. Apartment. A residential *building* containing two or more *dwelling units* or a single dwelling unit and a nonresidential use, which are attached at one or more common roofs, walls, or floors. Typically, the unit's habitable area is provided on a single level. Unit entrances may or may not be provided from a common corridor. Microhousing dwelling units are considered apartments.

B. Townhouse. A one-family, ground-related dwelling attached to one or more such units or to a nonresidential use in which each unit has its own exterior, ground-level access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls. Typically the units are multi-story.

- Amend the basic definition of dwelling unit as follows:

18.20.810 Dwelling unit.

“Dwelling unit” means one or more rooms designed for occupancy by a person or *family* for living and sleeping purposes, containing *kitchen facilities* and rooms with internal accessibility, for use solely by the dwelling’s occupants. Microhousing dwelling units may share kitchen facilities with other dwelling units in place of providing kitchen facilities within each unit.

- Amend parking standards as follows:

18.40.30 Computation of required off-street parking spaces.

Add a new line under “Apartment” to read:

LAND USE	MINIMUM PARKING SPACES REQUIRED Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68 th Avenue NE	MINIMUM PARKING SPACES REQUIRED Downtown Commercial and Downtown Residential Zones West of 68 th Avenue NE
Apartment:		
<u>Microhousing dwelling units</u>	<u>Within ¼ mile of SR-522: .6 per dwelling unit. Otherwise, 1.2 per dwelling unit.</u>	<u>Within ¼ mile of SR-522: .6 per dwelling unit. Otherwise, 1.0:dwelling unit; tandem stalls permitted.</u>
Studio units	1.2 per dwelling unit	1.0:du; tandem stalls permitted